

# Austin & Austin

Realty Brokerage

Austin & Austin Realty • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



**\$49,900**

**#71 Chomitsa Trailer  
Park**

**Leased Lot**

**Add your finishing touches to this 2 Bedroom, 1 Bath Modular Home. Located in Chomitsa Trailer Park on a level, fenced-in lot. Additional storage buildings, perennial gardens have also been started for you. Lot rental \$320/month. Fridge, stove, washer, dryer & window a/c included.**

**Listing Sales Representative: Brenda De Smit R-1520**

Open Concept Kitchen



Great space in the Living Room



Spacious Primary Bedroom



2nd Bedroom



Updated Shower



Bathroom



Laundry in addition/extra space around back



Panel



Fenced-in Yard



Gardens have been started for you



Bright Front Porch



Storage shed or greenhouse



Additional Storage



Back of Home & extra siding to finish



**List Price:** \$49,900      **Address:** #71 Chomitsa Tr. Pk., 16740 Hwy 17W

**File Number:** R-1520      **Zoning:** \_\_\_\_\_

**Legal:** 1972 Northlander, Serial #8860692

**Lot Size:** Leased Lot@ \$320/month      **Taxes:** Included in lot rental

**House Size:** 12x60 + 140 sq.ft. +/- addition      **MPAC Assessment:** n/a

**Estimated Age:** 1972      **Style:** Modular

**Exterior Finish:** Vinyl, extra siding to finish      **Roof Cover/Age:** Metal

**Driveway:** Gravel      **Window Style:** Updated Vinyl

**Foundation:** Blocking      **Basement Size:** n/a

**Basement Finish:** n/a

**Heat/Cost:** Natural Gas F/A \$225/month      **Plumbing:** Mixed

**H.W.T.** Rental (2021)      **Garage:** None

**Panel:** 60 amp panel      **Consumption:** \$113/month

**Detached Units:** Storage sheds

**Septic System:** Park included in lot rental

**Water System:** Park included in lot rental (Park provides 1-10 litre bottle/person/week)

**Rooms**      **Bedrooms**

**Kitchen:** 11'5 x 11'2      **1:** 8'7 x 9'11

**Dining Room:** Eat-in      **2:** 9'11 x 11'3

**Living Room:** 17' x 11'2      **3:** \_\_\_\_\_

**Other:** Addition: laundry/storage Room 14'8 x 9'8      **4:** \_\_\_\_\_

**Baths:** 3pc      **5:** \_\_\_\_\_

**Inclusions:** Fridge, stove, washer & dryer.

Fenced-in Yard

*All Information contained herein is from sources deemed reliable,  
but no responsibility is assumed regarding complete accuracy thereof.*

R-1520

#71 Chomitsa Trailer Park, 16740 Highway 17W

Add your finishing touches to this 2 bedroom, 1 bath, modular home. Some of the renos have been started for you including updated windows, metal roof and vinyl siding. Balance of material will be left for the new owner to complete.

This property features a level, fenced-in lot that includes multiple storage buildings and gardens with perennials to help get you started.

New owners lot rental will be \$320/month (includes taxes, water & septic).

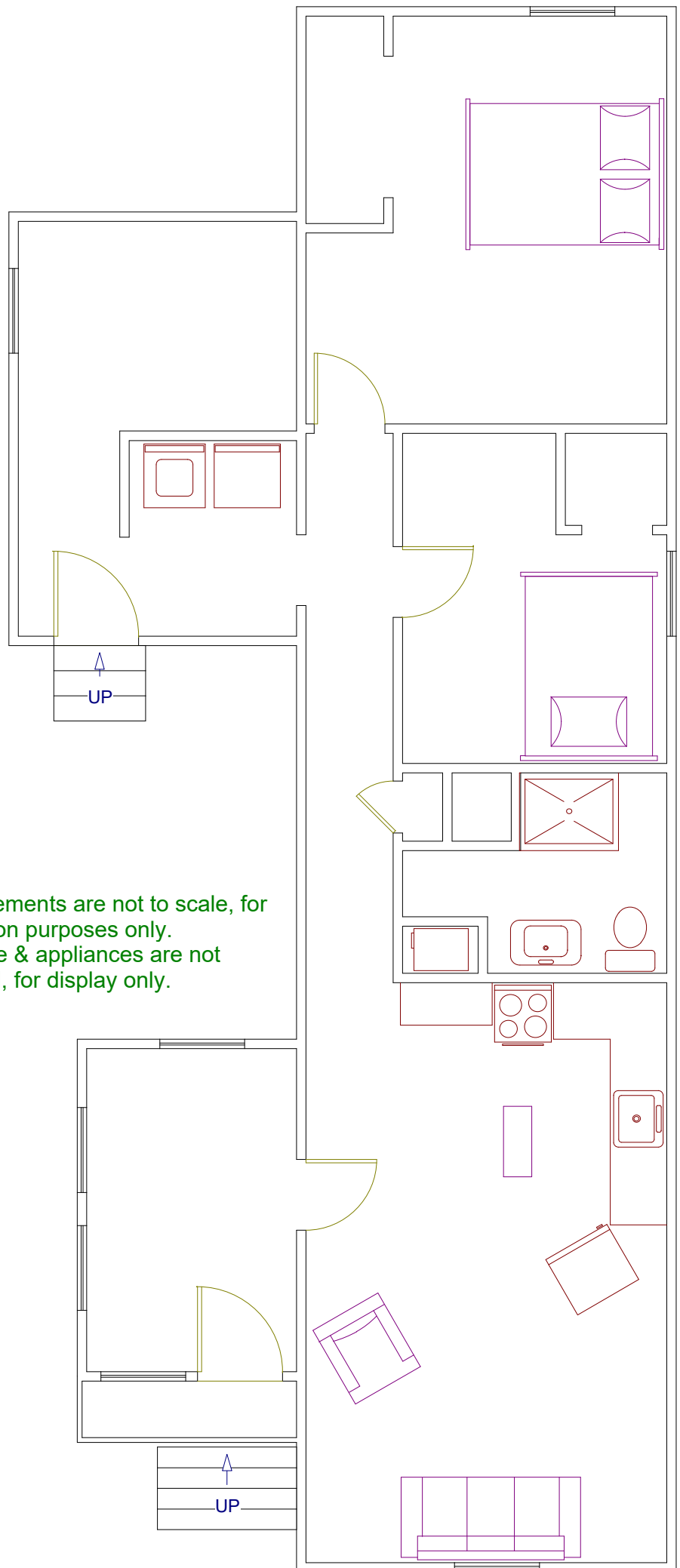
Buyer to have park owner approval for purchase.

Showings with bank loan pre-approval.

All appliances are included to get you started and immediate possession is available.

# R-1520

#71 Chomitsa  
Trailer Park,  
16740 Hwy  
17W



Measurements are not to scale, for illustration purposes only. Furniture & appliances are not included, for display only.